

**Strategic Housing Land Availability
Assessment
Stages 1 and 2
May 2017**

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1 Introduction

Purpose of the study

- 1.1 As part of the Plan Making process, the National Planning Policy Framework (NPPF) (DCLG, 2012) requires Local Planning Authorities to prepare a Strategic Housing Land Availability Assessment that will form part of the Evidence Base to inform the emerging Local Plan (paragraph 159).
- 1.2 The Strategic Housing Land Availability Assessment (SHLAA) aims to identify the land supply for housing within the administrative boundary of Rossendale within the next 15 years (2017 – 2032).

Rossendale emerging Local Plan (2019 - 2034)

- 1.3 Rossendale's Local Plan will designate land and buildings for future uses to meet the Borough's needs and set out what developments should look like and how they should fit with their surroundings.
- 1.4 The Local Plan is being prepared in accordance with the NPPF and Planning Practice Guidance.
- 1.5 The adopted Core Strategy (2011) and Proposals Map will remain in place until they are superseded by the emerging Local Plan.

Identifying deliverable and developable housing sites

- 1.6 The NPPF requires Local Planning Authorities to identify a supply of specific 'deliverable' sites that can meet the housing need for the next five years. Sites are considered 'deliverable', if they are available now, in a suitable location for development now, and with a realistic prospect that the houses can be delivered within the next five years.
- 1.7 The SHLAA report identifies deliverable sites, however the assessment of sites does not include sites with planning permission or the sites that have been granted planning permissions subject to the approval of conditions or the signing of a legal agreement. These sites, also known as 'planning commitments' are already considered deliverable.

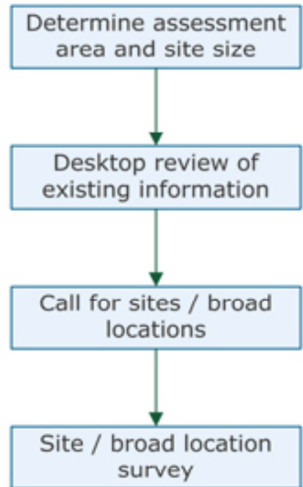
- 1.8 The NPPF also requires Local Planning Authorities to identify a supply of developable sites to deliver houses within the next 6 to 10 years and if possible for years 11-15. In order to be considered developable, sites should be in a sustainable location for housing and they should be available or achievable at a certain point in time.
- 1.9 The SHLAA study identifies developable sites for the period 2022 to 2027 (years 6-10) and for the period 2027 – 2032 (years 11-15).
- 1.10 It is to be noted that the information contained in the study is a snapshot in time based on the 31st March 2017.

Methodology

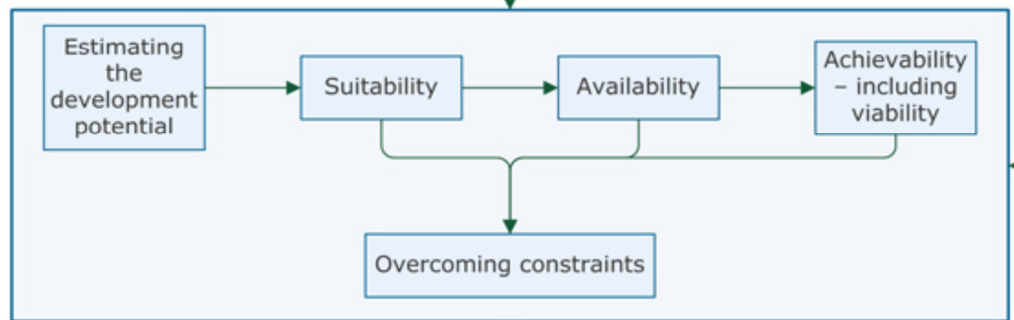
- 1.11 The SHLAA has been carried out following the general methodology set out in the “Housing and economic land availability assessment” Planning Practice Guidance (DCLG, 2015) as illustrated in figure 1.1.
- 1.12 Furthermore, a more detailed methodology used by the Council and based on the PPG general methodology has been externally audited by consultants. The findings of the Critical Friend Review of Rossendale SHLAA can be found in Appendix A.
- 1.13 This report presents the Stage 1 (Site identification) and Stage 2 (Site assessment) of the methodology. The Stage 3 (Small sites allowance), Stage 4 (Assessment review) and Stage 5 (Final Evidence Base) are presented in a separate document entitled “5 Year Housing Land Supply”.

Figure 1.1 Planning Practice Guidance Methodology Flowchart

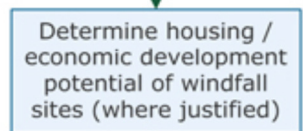
Stage 1- Site / broad location identification



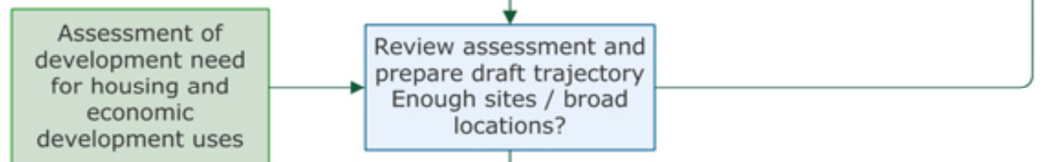
Stage 2 - Site / broad location assessment



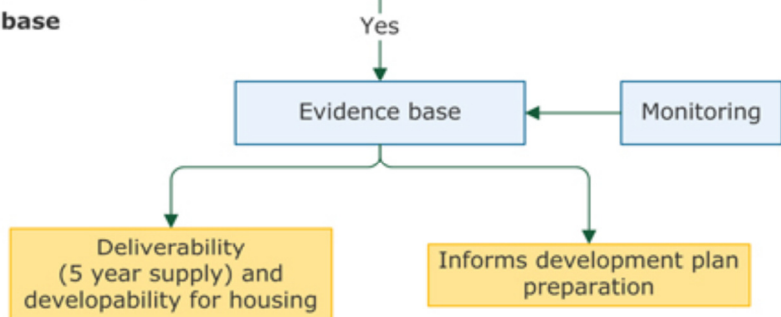
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



2 Stage 1- Site / broad location identification

2.1 The Stage 1: Identification of sites and broad locations consists of defining the geographical area covered by the assessment, identifying sites using various sources of information and undertaking a site survey.

2.2 As stated within the introduction, the geographical area covered by the assessment is the administrative boundary of Rossendale. This geographical area is in accordance with the Housing Market Area defined in the Rossendale Strategic Housing Market Assessment study (Lichfields, 2016).

2.3 The detailed methodology used to identify sites, to undertake the desktop assessment and to exclude sites is described in Appendix B. The methodology explains also why the Council opted for a policy “off” approach to undertake the assessment of sites. This means the location of the sites, whether in the Urban Boundary, Countryside or Green Belt, is not considered as a criterion to assess the deliverability of sites.

2.4 A list of the 64 sites that were excluded from the SHLAA following the desktop survey is available in Appendix C. The table also states the reason why those sites were excluded.

3 Stage 2 - Site / broad location assessment

3.1 The Stage 2 of the methodology aims to estimate the development potential of each site brought forward from stage 1.

3.2 The detailed methodology used to assess the availability, suitability and achievability of a site for housing development is set out in Appendix D.

3.3 The assessment of the 302 sites is presented in Appendix E. The sites have been grouped by the Area Vision areas as defined in the Core Strategy and by wards.

Appendix A – Critical Friend Review of Rossendale SHLAA

Please see separate [document](#).

Appendix B – SHLAA Method Statement Stage 1

Identification of sites

Various sources were considered to identify sites and broad areas of search:

- Sites in the SHLAA 2015,
- Sites proposed during the consultation on the draft Site Allocations and Development Management Policies DPD in summer 2015,
- Call for Development Sites received in spring 2016,
- Meeting with planning officers to identify sites and broad areas of search,
- Council owned land identified for release,
- Sites proposed for development by housing associations,
- Planning history (e.g. sites with planning permissions, sites where planning permissions has expired, sites recently refused)
- Sites identified in the pilot Brownfield Register

The broad areas of search are generally taken into consideration as a long term prospect (over 10 years).

Desktop assessment

The sites that have planning permission for housing development of 5 or more dwellings are considered available, suitable and achievable and therefore have not been assessed but they will be included in the land supply.

The sites identified in the SHLAA 2015 as deliverable and developable for housing go through directly to the stage 2 assessment, while the sites that were discarded in the 2015 SHLAA are re-assessed as part of stage 1 of this update.

The criteria and sources of information used to assess the sites in Stage 1 are detailed in table 1.1.

Exclusion of sites

Following the stage 1 assessment, some sites will be considered not suitable to proceed to stage 2. The exclusion criteria are based on the NPPG threshold and on national policy constraints and physical constraints.

- According to the NPPG, the sites capable of delivering 5 or more dwellings should be assessed. Therefore, considering a density of 30 dwellings per hectare, sites smaller than 0.15 ha would be excluded from the SHLAA, unless it has been demonstrated that the site can provide 5 or more dwellings (e.g. information from developers or landowners, planning applications etc).
- Also, sites that have significant physical constraints, such as sites entirely or largely (50% or more of the site) situated in a flood risk zone 3 are excluded. It is to be noted that this

criterion is not applied to conversion sites (e.g. sites where old mills can be converted into apartments).

- Sites constrained by national policies are also excluded:
 - sites in or containing a Site of Special Scientific Interest or a Local Nature Reserve
 - sites within or containing Scheduled Monuments or Historic Parks and Gardens.
- Sites previously identified in NLUDS and previous SHLAAs now in full active use (e.g. previously underused employment sites now occupied, completed housing sites, playing pitches in use) with no known owner interest in development will be discarded at this stage.
- Also, sites that have current planning permissions for uses other than housing will be excluded from the assessment.

A table listing the sites excluded from the SHLAA is provided in Appendix C, including the reasons for the exclusion.

Policy “off” approach

The assessment of the sites is undertaken following a policy “off” approach. Therefore, policy designations such as Green Belt, Countryside, Urban Area, Greenlands and Recreation Area are noted for each of the sites but they do not constitute a criterion against which the sites are assessed.

Later on within the Local Plan process, decisions on the allocation of sites for housing development within the Local Plan and Proposals map will take into consideration national and local policies as well as other evidence base documents (e.g. the Green Belt Review, the Environmental Corridor Study, the Employment Land Review).

Table B.1 Criteria used to assess the sites as part of Stage 1, type of information recorded and sources of information used.

Criteria	Options	Sources
Site – Current Land Use	Description	Aerial photos 2012, Google maps
Site – Current Character	Description	Aerial photos 2012, Google maps
Surrounding Area – Current land Use	Description	Aerial photos 2012, Google maps
Surrounding Area – Current Character	Description	Aerial photos 2012, Google maps
Physical Constraints – Site Access	Poor; Average; Good; Unknown	OS MasterMap, aerial photos 2012, google maps
Physical Constraints - Wider Accessibility	Poor; Average; Good; Unknown	GIS layer identifying a 400m buffer around the main bus routes within the borough
Physical Constraints - Contamination	No Known Issues; Known Issues but Capable of Remediation; Known High Risk Issues; Issues Identified (Local Knowledge)	Contamination land layer on Planweb system
Physical Constraints - Steep Slopes	Flat; Gentle Slope; Steep Slope; Mixed	OS Contours maps, google maps
Physical Constraints - Flood Risk (River)	Description	Environment Agency Flood Zone Risks 2 and 3
Physical Constraints - Flood Risk (Surface Water)	Description	Updated Flood map for Surface Water from the Environment Agency
Physical Constraints - Natural Features of Significance on Site	Description	Aerial photos 2012, Google maps
Physical Constraints - Location of Infrastructure/Utilities	Description	National Grid and United Utilities Assets (2014)
Potential Environmental Constraints - Ecological Value	Description	Lancashire Ecological Network Maps, SSSI, LNR
Potential Environmental Constraints - TPO's	No TPO on site; Some TPO's on site; Largely covered by TPO's	TPO layer on Planweb system

Appendix C – List of sites excluded after Stage 1

Site Ref	Site Name & Address	Site Size (Ha)	Justification
SHLAA16004	Wallbank	0.13	The site is too small (less than 0.15ha).
SHLAA16007	Wallbank Drive Caravan Site Wallbank	0.3	The houses have been completed on site.
SHLAA16010	Milner Street Whitworth (WH3)	0.01	The site is too small and cannot deliver 5 dwellings.
SHLAA16013	North Street/Bridge Mills	0.66	The houses have now been completed on this site.
SHLAA16014	Rear of Anglo Felt Factory	0.64	The site is in active use as a playing pitch.
SHLAA16015	Rawstron Street	1.16	The site is actively used as a playing pitch. The landowner has no intentions to develop the site for another use.
SHLAA16018	Former Riverside Whitworth Civic Hall	0.31	The site is in active use (Whitworth Civic Hall) and the landowner has not expressed an interest for a change of use. It should be excluded from the SHLAA.
SHLAA16024	Springside Shawforth	0.05	The site is too small to provide 5 or more dwellings
SHLAA16036	Rochdale Road/Sutcliffe Street Bacup	0.03	The site is too small to be assessed within the SHLAA. It would deliver less than 5 dwellings.
SHLAA16037	Sites at Stack Lane and New Line, Bacup	0.09	The site is too small to deliver 5 or more dwellings considering a density pf 30dph.
SHLAA16039	Sites at Stack Lane and New Line, Bacup	0.09	The site is too small.
SHLAA16056	Rossendale Crescent Bacup	0.15	The site is currently in use as a play area.
SHLAA16057	Rossendale Crescent Bacup	0.06	The site is too small and is currently in use as a playground.
SHLAA16061	Former Vale Mill (Beech Industrial Estate)	0.23	The site is currently in use by businesses and there has been no expression of interest to develop the site for another use.
SHLAA16078	Land Adj To Futures Park	0.38	The site is currently in use by a business and public sector services. There have been no interest submitted regarding the development of the site for other uses.
SHLAA16084	Land to rear of Cemetery Terrace	0.25	The site is currently used as a car park for the workers of the adjoining site. The landowner has not expressed any interest in developing the land for another use.
SHLAA16085	Far Holme Mill South of Newchurch Road Stacksteads	0.82	The site is in active employment use and the landowner has not submitted any interest for a change of use of the land.
SHLAA16086	Land to Rear of 34 Sow Clough Road	0.38	The site is currently used as a playing field by the primary school and the landowner has not expressed any interest in developing the land.

SHLAA16087	Land West Of Sow Clough Road	0.55	The park is currently in use and has received some funding. Thus the park is not suitable for housing development. The garage colony is too small to deliver 5 dwellings.
SHLAA16089	Former Tip Fairwell Cemetery	0.75	The land is reserved for a future extension of the cemetery.
SHLAA16092	Cutler Green Stacksteads	0.07	The site is currently used as a playground, there is some interest to develop the site for residential use, however it is too small to deliver 5 or more dwellings.
SHLAA16094	South of Toll Bar Business Park	1.09	The site is currently in use as a recreational ground and there is no interest to develop the site for another use. More than 50% of the site is situated within flood zone 3.
SHLAA16095	Acre Mill Acre Park Stacksteads	0.1	The site is small (0.10ha). The building is derelict and is more likely to be demolished than be converted into dwellings.
SHLAA16102	Union Street Stacksteads	0.03	The site is too small to be able to deliver 5 or more dwellings.
SHLAA16103	Trinity Street Stacksteads	0.06	The site is too small to deliver 5 dwellings or more.
SHLAA16104	Land adjacent Waterbarn, Stacksteads	0.1	The site area is 0.1ha therefore the site yield would be 3 dwellings at 30 dph.
SHLAA16111	Glen Mill The Glen Bacup Road Waterfoot OL13 0NH	0.09	The site is in use by Curtain Care. The landowner did not express any interest to change the use of the site for housing.
SHLAA16113	Land at St Johns Street, Waterfoot	0.04	The site is too small to deliver 5 or more dwellings.
SHLAA16119	Greenbridge, Cowpe	0.26	The site is in use as a picnic and car parking area. Permission has been granted for a log cabin to serve refreshments.
SHLAA16121	Redundant Car Park Cowpe Road	0.13	The site is too small.
SHLAA16125	Bacup Road Coal Yard	0.4	The site is in use as a coal yard and the landowner has not expressed any interest to develop the site for another use.
SHLAA16126	Waterfoot Bus Terminus	0.38	The site is currently being used as a bus terminal, public car park and play ground.
SHLAA16138	Car Park at the Mason's Arms, Waterfoot	0.09	The site is too small to deliver 5 or more dwellings.
SHLAA16139	Dale Mill, Burnley Road East, Waterfoot	1.25	The site is in current employment use and the landowner has expressed an interest to retain the employment use on the site.
SHLAA16151	Dean Lane Water	0.13	The site is too small to provide 5 or more dwellings.
SHLAA16156	Old Street Newhurch	0.04	The site is too small to deliver 5 or more dwellings.
SHLAA16157	Old Street Newchurch	0.01	The site is too small to deliver 5 or more dwellings.
SHLAA16162	Myrtle Grove House, 392 Bacup Road	0.27	The site is in employment use and the landowner has not expressed an interest to develop the site for housing.
SHLAA16169	Rawtenstall Cloughfold Primary School	0.59	The site is currently in use as a school and the landowner has not expressed an interest to develop the site for another use.
SHLAA16175	Fall Barn Rawtenstall	0.43	The site is in use as an equestrian centre and the landowner has not expressed an interest to develop the site for another use.
SHLAA16177	Vacant Garages Behind Higher Mill	0.28	Housing site completed.

SHLAA16178	East Parade	0.21	Housing site completed
SHLAA16182	Land at Hurst Lane	0.06	The site is too small to deliver 5 or more houses.
SHLAA16185	Lee Brook Close, Rake Foot	0.96	The site is in active use and the landowner has not expressed an interest to develop the site for another use.
SHLAA16193	Bonfire Hill	0.53	The site is used as private gardens and allotments. The landowner has not expressed an interest in developing the site for another use.
SHLAA16204	Spare land, bit of land next to Loveclough Park	0.14	The site is too small (0.14ha). At a density of 30 dph only 4 dwellings can be accommodated on site.
SHLAA16210	Former Quarry	0.56	The site is currently used for fishing activity. The landowner has not expressed the interest to develop the site for housing.
SHLAA16214	Land Adjacent Recreation Ground 81, Goodshaw	2.96	The site is in use as allotments and a playing field. The landowners have not expressed an interest to develop the site for another use.
SHLAA16223	Hobson Street Plateau	0.48	The site is currently used as an open space / picnic area and the landowner has not expressed an interest to develop the site for housing.
SHLAA16225	The Corn Exchange, Rawtenstall	0.88	The landowner has expressed the interest to keep the site for employment use.
SHLAA16228	Land at Cribden View, Haslingden Old Road	0.14	The landowner has expressed the interest to change the urban boundary to include the site for potential housing development. However, the site is too small to deliver 5 or more dwellings.
SHLAA16231	Melia Close, Rawtenstall	0.29	The site is too small to deliver 5 or more dwellings considering the footprint of the original dwellings on site.
SHLAA16246	Lomas Lane	0.03	The site is too small to deliver 5 or more dwellings.
SHLAA16257	Elton Banks, Burnley Road, Edenfield	0.63	The landowner is proposing 2 new dwellings on site. Considering the footprint of the original dwelling on site, the land cannot deliver 5 or more dwellings.
SHLAA16261	Alderwood/Pack Horse Farm	0.53	Considering the dwelling's footprint on the site, the site is unable to deliver 5 or more dwellings.
SHLAA16286	Rosendale Golf Club	23.7	The site is currently in use as a golf course. The landowner has not expressed an interest to develop the site for another use.
SHLAA16296	Land north of Co-operative Street, Helmshore	0.1	The site is too small. It can deliver 3 houses at 30dph.
SHLAA16297	Musbury Fabrics, Helmshore	0.32	The site is currently in use for employment and the landowner has not expressed an interest to change the use of the site.
SHLAA16309	Holly Avenue Haslingden	0.04	The site is too small to deliver 5 or more houses.
SHLAA16327	Haslingden Public Baths	0.31	There is an interest to keep the site for leisure use.
SHLAA16328	Former Moniques Site & Petrol Station	0.23	The petrol station is currently in use and no owner expressed an interest to develop the site for another use. The remaining part of the site is vacant but is too small to deliver 5 or more dwellings.

SHLAA16330	St Mary's Community Centre	6.15	The site hosts well established woodland and the remaining part of the site is used a playing pitches and a community centre. The site should not proceed to stage 2 as it is unsuitable for housing development.
SHLAA16334	Bank Street Car Park Haslingden	0.1	The site is currently in use as a car park and the site is too small to deliver 5 dwellings or more.
SHLAA16413	Land off Burnley Road East and south of The Cottage, Lumb	0.12	The site is too small to deliver 5 or more dwellings.

Appendix D – SHLAA Method Statement Stage 2

1. INTRODUCTION

The Stage 2 is a more detailed assessment of the sites identified during Stage 1. The assessment is desktop based combined with site visits when it was deemed necessary. It should be noted that an independent consultancy (Arup) was commissioned to appraise the Council's methodology (see Appendix A) and this has informed the assessment final methodology.

The Stage 2 assessment pro forma starts with general information about the sites and then assesses the availability, suitability and achievability of the site for housing development. 25 criteria have been developed to appraise the sites in a consistent and transparent manner. A three tiers colour coded system is used for each criterion (Red, Amber and Green). Please see table D.2 for more detailed information on the assessment framework.

2. FACTUAL INFORMATION (NOT COLOUR CODED)

2.1 General information

General information is recorded for each sites including:

- Site reference
- Site Name
- Site gross area (in ha)
- Area Vision Location (as defined by the Core Strategy)
- Ward
- Initials of appraiser
- Date of appraisal
- Source
- Location (e.g. Urban area, Countryside immediately adjacent to the Urban Area, Other Countryside, Green Belt immediately adjacent to the Urban Area, Other Green Belt)
- Greenfield versus brownfield (or mixed)
- Other designations (e.g. Greenlands, Recreation Areas)
- Current land use (e.g. vacant land, vacant building, in use as employment, in use as grazing land etc...)

2.2 Characteristics of the site reducing the area available for development

Certain characteristics of the site reduce the area available for development. These characteristics include:

- woodland or mature trees (especially trees protected by a Tree Preservation Order)
- steep slopes
- flood zone 3 or zone at high risk of surface water flooding
- HSE inner and middle consultation zones
- culvert
- ponds or reservoirs

- streams, clough or rivers
- allotments garden
- there is an interest to develop only a part of the site
- graveyard / burial ground
- active play areas, playgrounds and Multi User Game Area (MUGA)
- dwelling or farmhouse and private gardens (unless the landowner has expressed the wish to demolish the dwelling house or develop its garden)
- Biological Heritage Sites, Lancashire Ecological Network Core Area (Stepping Stone areas are excluded if they cover only part of the site, the area available for development is reduced by 50% if they cover the whole site or a large part of the site to allow protection of part of the habitat)
- Electricity sub-station, high-pressure gas pipeline, electricity pylons
- In active use e.g. car park

2.3 Area of the site available for development (in ha)

The area of the site available for development is measured using a mapping system excluding the areas with the characteristics listed above.

2.4 Net development area

The net development area (in ha) is calculated on the following basis:

- Area of site available for development below 0.4ha: 100% of the site identified as developable area
- Area of site available for development between 0.4ha and 2ha: 90% of the site identified as developable area
- Area of site available for development over 2ha: 75% of the site identified as developable area

2.5 Density

A standard density of 30dph is applied for the majority of the sites. In certain cases, the number of dwellings to be built is obtained from the planning history or a call for sites and therefore the density of 30dph does not apply in those cases. A higher density is also applied for the conversion of old mill or buildings.

2.6 Yield calculated and yield proposed by the applicant /landowner

The yield is calculated using the product of the net development area per the density. However, when further information is available from the Call for Sites or a Planning Application, then the number of dwellings proposed by the applicant or the landowner is reported. The yield proposed by the developer / applicant will be used for the housing trajectory.

3. AVAILABILITY ASSESSMENT

The availability of the sites is assessed using ownership information, considering the intentions of the landowners to sell the land or the intentions of the developer to build houses and identifying any legal issues (e.g. covenant) or significant constraints (e.g. ransom strips).

Information obtained from the Call for Sites, the planning history, the comments received during the summer 2015 consultation, the land registry and from discussions with developers are gathered to assess the nature of the land ownership (e.g. single or multiple), and also to understand the intentions of the landowner/developer and to identify legal constraints or ownership problems.

3.1 Land ownership

A site in single ownership is considered to have more chance of being developed and more quickly than a site in multiple ownerships or a site where the ownership is unknown. Therefore the colour coding system benefits sites in single ownership. Please see appendix 2 for more details.

3.2 Intentions of the landowner or developer

The intentions of the landowner(s) to sell the land immediately or in the future, is important to assess the availability of sites for development. When there is evidence that the landowner intends to release the site immediately (e.g. call for sites, discussions with landowner/ developer, planning history) or if the site is owned by a developer then it is colour coded green. If the landowner intends to release the site in the medium to long term then the site is colour coded amber. For sites where the intentions of the landowner are unknown or if the landowner is not willing to release the site, the criterion is colour coded red.

3.3 Legal constraints / ownership problems

Identifying legal constraints or ownership issues are also important to assess the availability of a site for development. Where no legal constraints or issues are identified the criterion is colour coded green. When ownership issues are identified but can be resolved in the medium to long term then the amber colour is attributed (e.g. the access to the site is from a parcel of land in another ownership and the landowner is willing to provide access). For sites with significant issues (e.g. covenant limiting the use of the land and constraints that are not likely to be resolved in the medium to long term) the criterion is colour coded red.

Please see table D.2 for more information on the assessment framework.

4. SUITABILITY ASSESSMENT

The sites are assessed for their suitability for housing development using 20 criteria.

4.1 Topography and gradient

The topography and gradient of the site is assessed during site visits and also using the OS Contour lines. A flat site would obtain a green colour, while a very steep site not considered suitable for a housing development would obtain a red colour. If the site has a gentle slope where development can take place following engineering works then it would obtain an amber colour.

If a site is flat in some parts but steep in others, this would be reflected in the net development area of the site.

4.2 Vehicular access

The vehicular access is appraised using OS maps and by visiting the sites. If a good access is present or if the site adjoins a road where access can be created then it would obtain a green colour. If the access to the site requires improvements (e.g. road widening) then it would obtain an amber colour. If no access is available and some new infrastructure is required to access the site (e.g. a bridge over a railway line) then it would obtain a red colour.

For sites that have a good prospect of development, the Council intends to request comments from the Highways Department at Lancashire County Council in regards to accessibility and highway safety.

4.3 Distance to the strategic road network

Parts of the Borough are situated far away from the strategic road network (e.g. A56, M66 and A58) that provides access to key services and employment opportunities. Thus, to assess the degree of isolation of a site, distances to the strategic road network are measured.

Distances are measured using the streets network rather than as the 'crow flies' distance, using the MapZone or MARIO map service provided by Lancashire County Council. For the sites in Haslingden, Helmshore, Rising Bridge, Rawtenstall, Waterfoot and Bacup distances are measured between the site and one of the A56 junctions (e.g. junction with the A682, the A680 either Manchester Road or Blackburn Road or the B6232). For the sites situated in Edenfield and Stubbins, the distance to the M66 junction is used. For the sites situated near Whitworth, the distance to the A58 road in Rochdale is measured.

The sites situated within 1.5km (approximately 1 mile) to the A56, M66 or A58 are coded green, as it is considered that access is very good with a drive time of approximately 5 minutes. Sites situated between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles) obtain an amber colour code as access is fair but the drive time is extended to approximately 15 minutes. Sites situated more than 5.5km (approximately 3.5 miles) away obtain a red colour code as it is considered that the access is poorer with a drive time that extends over 15 minutes.

4.4 Access by public transport

Policy 9 of the adopted Core Strategy (2011) sets out the accessibility strategy for the Borough. The target for this policy is that a minimum of 90% of new development, excluding domestic extensions or energy proposals, to be within 400m of a bus stop with regular services (at least 30 minute peak hour frequency). This target reflects a criterion used to monitor the accessibility to services for the Joint Lancashire Structure Plan 2001-2016.

Thus, two sets of information are used to assess the accessibility to public transport from the site. The first is the distance to the bus stop using data provided by MapZone or MARIO. The second is the frequency and number of bus routes stopping at the bus stop. Again, information about the

buses' frequency is provided by MapZone or MARIO. The table 2.2 explains how the two sets of information are combined to obtain the colour code.

4.5 Proximity to services

In order to understand the sustainability of the location, the accessibility to key services (e.g. primary school, secondary school, GP surgery, local centre or convenience shop, park or play area) is appraised.

The distances used are derived from the University of West England Guide to Sustainable Settlements (1995) and the Urban Task Force report "Towards an Urban Renaissance" (1999) guidance.

Primary School

Direct distances using streets and footpaths network are measured between the sites and the nearest primary school. The University of West England identifies a distance of 600m (0.37 miles) as sustainable while the Urban Task Force recommends a distance of 400m (0.24 miles). The Council opted for an average between those two distances and sites within 500m (0.31 miles) to a primary school obtain a green colour code. 500m is considered a walkable distance taking on average just over 5 minutes. Sites situated within 500m and 1.5km (between 0.31 and 0.93 miles) from a primary school obtain an amber colour. Indeed, it is considered that pupils can still walk to school, although it will take just over 15 minutes to cover the distance. Sites situated more than 1.5km to a primary school are colour coded red, as the journey is likely to be made by bus or car.

Secondary School

Similarly, direct distances using streets and footpaths network are measured between the sites and the nearest secondary school. Both the University of West England and the Urban Task Force recommend distance of 1.5km (or approximately 1 mile) to secondary schools. Therefore, sites within 1.5km obtain a green colour, as it is considered a walkable distance and will take just over 15 minutes. Sites within 5km (or approximately 3 miles) to a secondary school obtain an amber colour as the distance is no longer walkable and requires a short bus or car journey. Sites with no access within 5km (or approximately 3 miles) obtain a red colour as a longer bus or car journey is needed.

General Practitioners Surgery

GP surgeries were identified on MapZone or MARIO and again direct distances using the road network were measured. The Urban task Force identifies 1km (0.6 miles) as a sustainable distance to a GP surgery. Therefore sites within 1km to a GP surgery are attributed a green colour. Sites within 3km (1.8 miles) to a GP surgery obtain an amber colour, as such a journey is dependent on the car or bus. Also, site with no access within 3km (1.8 miles) obtain a red colour it will require a longer car or bus journey.

Local centre or convenience shop

Direct distances from the site to a known convenience shop, supermarket or to a town centre or neighbourhood centre are measured. The University of West England identifies as sustainable a distance of 800m, while the Urban Task Force proposes a distance of 200m. The Council opted for an average distance and therefore, sites within 500m to a local shop or local or town centre obtain a green colour (5 minutes walking distance), while sites within 1.5km (approximately 1 mile) obtain an amber colour as they can still be access by foot but the journey will take approximately 15 minutes. Sites with no access to local shop or local or town centre within 1.5km (approximately 1 mile) obtain a red colour as the journey will be relying on bus or car.

Park or play area

The park and play areas are identified on the Council's maps. The direct distance is measured using the network of roads and footpaths. In accordance with the University of West England and the Urban Task Force reports, sites within 300m (0.18) from a park or play area obtain a green colour. Sites within 1.5km (approximately 1 mile) obtain an amber colour as the journey is still considered walkable but will take just over 15 minutes on average. Sites with no access within 1.5km (approximately 1 mile) obtain a red colour as the journey will rely on public transport or car.

4.6 Flood risk

Flood zones 2 and 3, and the updated flood map for surface water, both from the Environment Agency are used to assess the flood risk, supplemented by the Council's Strategic Flood Risk Assessment (SFRA) 2016. It is assumed that sites situated within Flood Zone 1 or low surface water risk (1 in a 1000 year rainfall event) are suitable for development and they are colour coded green.

If less than 50% of the site is within flood zone 2 or if less than 50% of the site is affected by medium surface water flood risk (1 in a 100 year rainfall event), then the amber colour is allocated. It is assumed that the sites in this category can still be suitable for housing development with mitigation procedures in place.

If more than 50% of the site is within flood zone 2, or if more than 50% of the site is affected by medium surface water flood risk, then the red colour is attributed. Similarly, sites with more than 10% of their area within flood zone 3 or more than 10% affected by high surface water flood risk (1 in a 30 year rainfall event) are colour coded red. If there is already a building within a flood zone 2 and the developer is proposing conversion than an amber colour is attributed to take account of the mitigation measures.

4.7 Ecological value

In order to evaluate the ecological value of a site, the location of Biological Heritage Sites, the 3 Sites of Special Scientific Interest (Lower Red Lees, Hodge Clough and Lee Quarry), the Local Nature Reserve (Healey Dell), the 8 Local Geodiversity sites and the Lancashire Ecological Network Maps are used.

Sites of Special Scientific Interest (SSSI) are sites of national importance, and as set out at stage 1, land situated in an SSSI is excluded from the SHLAA. However, if a site is adjacent to a SSSI it is

assumed that development can take place as long as it does not have a negative impact on the SSSI. Therefore such a site will be colour coded amber.

Only one area within the Borough is designated as a Local Nature Reserve (LNR). Any development within this site is considered unsuitable and therefore excluded from the SHLAA. Land adjacent to the LNR is colour coded amber as it is assumed it can be suitable for development as long as it does not have negative effects on the LNR.

The Biological Heritage Sites (BHS) are sites of County level importance within Lancashire that are identified using a set of published guidelines. Potential development sites located within BHS are not suitable for development and are colour coded red. Sites that are adjacent to a BHS are colour coded amber, as the site might be suitable for development providing adequate measures are in place to protect or enhance the BHS.

The Local Geodiversity Sites (LGS) are of regional importance and are identified by GeoLancashire following specific guidelines. These sites have the same level of protection as BHS. 8 sites are currently identified as LGS within the Borough. Sites situated within LGS are not deemed suitable for housing development and are colour coded red. Sites adjacent to LGS can be suitable for development providing adequate measures are in place to protect the LGS.

The Lancashire Ecological Network maps identify Core Areas, Stepping Stones and Corridors for Woodland, Grassland and Wetland and Heath habitats. Core Areas are identified wildlife sites of at least county importance, while Stepping Stones areas are sites of local ecological importance. Corridors are stretches of land of habitat used by species to move between Core Areas. Sites situated in a Core Area or Stepping Stone or Stepping Stone Habitat are colour coded red as they are considered unsuitable for housing development. Sites situated adjacent to a Core Area, Stepping Stone or Stepping Stone Habitat are colour coded amber as a development can be suitable provided adequate measures are in place to avoid negative impacts on the ecological network. Sites not situated in a Core Area, Steeping Stone, or Stepping Stone Habitat are colour coded green, together with sites situated within the ecological corridors.

4.8 Recreational value

The recreational value of a site is assessed:

- using information about open spaces and play grounds on PlanWeb
- using information about designated footpaths with MapZone
- or by a site visit.

The Playing Pitch Strategy study (2016) concludes that all playing pitches within the Borough, either in current use or where the use has lapsed, need to be protected from development. Therefore, unless an applicant can demonstrate that he/she can provide a replacement playing pitch in the local area, a playing pitch site is not deemed to be a suitable site for housing development.

If a site is situated within or contains a park, a play area or a playing pitch then it obtains a red colour. If a site is not a designated park or play area but it is known that the site is informally used as

a recreational area (e.g. people use the site to walk their dogs) then it obtains an amber colour. Also, if there is a designated footpath running through the site or along its boundaries, it also obtains an amber colour. Indeed, it is assumed that a development can still take place while retaining the footpath on the site. If a site is not designated as a park or play area, has no footpaths and is not informally used for recreation then it is colour coded green.

4.9 Heritage Assets

The presence of heritage assets within the site or adjoining the site is reported to inform the suitability of the site for housing development and potential effects on the viability of the scheme (e.g. importance of the design and high quality materials).

If a Listed Building is present on site or if the site adjoins a Listed Building then a red colour is attributed. If a site is within or adjoins a Conservation Area, the amber colour is given. If the site does not contain or adjoin a Listed Building or if the site is not within or does not adjoin a Conservation, it obtains a green colour. This will be investigated further when identifying sites proposed for allocation in the Local Plan.

4.10 Landscape value

The landscape value of the sites is appraised using a Landscape Character Types map. Indeed, according to the Landscape Study (Lives and Landscapes Assessment for Rossendale Borough Council, 2015), the majority of development in Rossendale took place within the Settled Valleys Landscape Character Type and the townscape types: Industrial Age, Suburban and Historic Core, and notes "Development outside these areas is generally inappropriate on landscape grounds". In particular, the Enclosed Upland and Moorland Fringe Landscape Character Types are sensitive to development "because their elevation makes them highly conspicuous, from the valleys and from neighbouring hillsides which are crisscrossed with footpaths and long distance routes like the Rossendale Way". Also, much of the Reservoir Valleys Landscape Character Type lies within the Haslingden Grane Area of Special Landscape "and its popularity as a visitor attraction and high scenic quality make it very sensitive to development".

Therefore sites situated within the Urban or Settled Valley as identified on the Landscape Character Type map obtain a green colour, while sites adjacent to these areas but situated in the Enclosed Uplands or Reservoir Valleys or Moorland Fringes are colour coded amber. Sites situated in Enclosed Uplands, Reservoir Valleys, Moorland Fringes and High Moorland Plateaux are considered unsuitable for development and colour coded red.

For sites specifically appraised as part of the landscape study, the conclusions and recommended mitigations for the development of the site are used.

4.11 Land contamination

Information concerning the potential contamination of the land is obtained using contaminated land GIS information from Greater Manchester Geological Unit.

Sites with no known contamination or geological issues obtain a green colour, while site with potential issues where there is a potential for remediation or where mitigation measures can be applied are colour coded amber. Sites that have known high risk issues that prohibit development are colour coded red.

4.12 Mineral sterilisation

The Coal Referral Areas identifying development low risk areas and development high risk areas are used to assess potential risk of mineral sterilisation. Please see the Appendix 2 for more details on the assessment.

Sites situated in low risk development areas are colour coded green, while sites situated in high risk development areas are colour coded red. Sites adjacent to high risk development areas are colour coded amber.

It is to be noted that if coal is present on a site, prior extraction can be considered before development, thus a site can still be considered suitable for development even if colour coded red.

4.13 Land instability

The Borough has a history of mining, therefore land instability from the mining legacy can be an issue on some sites. However, it is not assumed to be a severe constraint to development as sites can be stabilised by land engineering works.

Local knowledge from Council officers or information received during consultation on the Site Allocations are drawn upon to identify sites with known land instability issues.

Site with no known land instability issues are colour coded green. Sites with known issues where land engineering works are required are colour coded amber. Sites with severe instability issues prohibiting development are colour coded red.

4.14 Proximity to dangerous structures

Rossendale Borough hosts one Major Hazard Installation Infrastructure (Baxenden Chemicals Ltd in Rising Bridge) and two High Pressure Gas Pipelines. The gasometer structure in Rawtenstall was previously classified as a Major Hazard Installation infrastructure but has now been revoked. The Health and Safety Executive (HSE) provides advice regarding housing development in the three consultation zones around hazardous structures, these have been summarised in the table D.1 below:

Table D.1: Levels of sensitivity for housing development in relation to HSE consultation zones

Level of Sensitivity for Housing Development	Development in Inner Zone	Development in Middle Zone	Development in Outer Zone
1 (1 or 2 dwellings)	Possible	Possible	Possible
2 (development of up to and including 30 dwellings and at a density of 40 per hectare)	Not recommended	Possible	Possible
3 (development of more than 30 dwellings or any development at a density of more than 40 per hectare)	Not recommended	Not recommended	Possible

For simplicity, sites situated in the outer consultation zone are colour coded amber, while sites situated in the inner and middle consultation zones are colour coded red. Sites not situated in any zones are colour coded green.

4.15 “Bad neighbour” / surrounding uses

The overall site location and the character of its surroundings are assessed using maps, aerial photos and site visits. Sites situated within an active industrial or employment area are colour coded red, as it is assumed these sites are not attractive to future residents. Sites situated in a mixed-use area with residential and employment or retail use, are colour coded amber. Sites in a residential area that are likely to be attractive to future occupiers are colour coded green.

4.16 Constraints due to utilities infrastructure

The presence of utilities infrastructure can be a constraint for development as a buffer might need to be applied around the structure (e.g. overhead electricity lines, sewers, electricity substation etc...). Sites where no known wastewater or electricity infrastructures are present will be colour coded green. While sites where utilities infrastructures are present that will constraint development are colour coded amber (e.g. culvert, sewers). Finally sites where the utilities infrastructures will prohibit development on site are colour coded red.

5. ACHIEVABILITY ASSESSMENT

The achievability of a site for housing development is assessed taking into consideration its viability. Two criteria are used to assess the viability of a housing development: the extra costs that are associated with the development and the market area.

5.1 Extra costs of development

The constraints identified in the suitability assessment provide information on whether extra costs are likely to be required for a development to go forward. Sites for which no extra costs to what is normally required (e.g. planning conditions, affordable housing requirement and planning obligations for major applications) are colour coded green. Sites for which some extra costs are associated with the development such as the need to undertake a land contamination survey or coal risk assessment, or if the access requires improvement, are colour coded amber. Sites where significant extra costs are identified (e.g. land decontamination, river flood risk mitigation or creation of new access) are colour coded red.

5.2 Market area

A viability study was undertaken to inform the now withdrawn Site Allocations and Development Management Policies document (Site Allocations & Development Management Development Plan Document Economic Viability Study, 2016). The study identifies part of the Borough with different market areas based on land value and is used to inform the assessment on the market area.

6. SUMMARY AND CONCLUSION

A summary on the availability, suitability and achievability of the site taking into consideration the above criteria is given together with a conclusion on whether the site is deliverable, developable or not developable. If a site is identified as being deliverable or developable, the lead in time and build out rates are estimated.

6.1 Availability

The key issues or constraints in terms of ownership are summarised here.

Sites for which a pre-planning application or a planning application was received are considered available now. Sites identified from the call for sites where the owner or agent acknowledged that the site is available immediately are also considered available now or in the next five years. When a site is available now then it is awarded a green colour.

Sites for which the owner or agent informed the Council that they would be available in the next five years or later on in the Local Plan process, are considered available in the medium to long term and obtain an amber colour. Also, sites for which the ownership is unknown or the intentions of the landowner are unknown are considered a longer term prospect and colour coded amber.

Sites are colour coded red when there are serious ownership constraints associated with the site. For example, a landowner is not willing to release the site for development or the site is in complex multiple - ownership or there are legal covenants for the use of the site.

6.2 Suitability

The key issues relating to the suitability of the site are summarised in this section. A red colour is attributed to sites that are not considered to be in a suitable location for housing development. An amber colour is attributed to sites that are considered to be in a suitable location but where mitigations measures are needed in order for the development to go forward. For example, a road improvement is needed to make a site accessible. A green colour is given to sites that are considered to be in a suitable location with little or no mitigation required.

6.3 Achievability

The achievability of a site is based on both the viability of the development and the capacity of a developer to complete the scheme at a certain point in time.

A red colour is attributed to sites where the development is considered unviable and where no developer has expressed an interest. In general, a development is considered unviable when significant extra costs have been identified to bring the scheme forward and where the site is situated in a low value market area. An amber colour is given to development that is viable or marginally viable, but for which no developer has come forward even if the landowner is willing to make the land available, or if a developer has expressed an interest, but has stated that no dwellings

will be completed within the next five years. A green colour is attributed to sites that are considered viable and for which a developer has expressed an intention to bring the site forward in the short term. It means that there is a realistic prospect that the housing will be delivered (or at least started) on the site within the next 5 years.

6.4 Conclusion

Based on the summary regarding the availability, suitability and viability of sites for housing development, sites will be classified into 3 categories. The first category consists of the “deliverable” sites which are the sites that “should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable” (footnote 11, NPPF). The category is colour coded green.

The second category identifies “developable” sites which are identified in footnote 12 of the NPPF - “to be considered developable, sites should in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged”.

Sites that are considered neither deliverable nor developable constitute the third category and are colour coded red.

The sites identified as deliverable and developable in the SHLAA will not necessarily be allocated in the Local Plan nor be entitled to receive planning permissions. The aim of the SHLAA is to identify a pool of sites with potential for housing development.

6.5 Lead in times and build out rates

For sites that are deliverable and developable the lead-in time and build out rates will be assessed using information from the delivery of previous sites in the Borough and from information submitted by developers. A lead in time of 2 years is generally considered for the land acquisition, submission of planning application and submission of discharge of conditions. An average build out rate of 20 dwellings per year is used to allow for the difference of build out rates between high value market area and low value market area.

Table D.2 Criteria and scoring system used to assess the sites as part of Stage 2

SITE ASSESSMENT – SHLAA UPDATE 2017		
FACTUAL INFORMATION (NOT USED FOR THE ASSESSMENT)		
CRITERIA		SOURCE OF INFORMATION
Site reference		
Site name		
Site gross area (Ha)		
Area vision location		Core Strategy
Initials of appraiser		
Date of appraisal		
Source		Call for sites, Officers, previous SHLAAs, planning history
Location	Urban Area; Countryside adjoining to the Urban Area; Countryside not adjoining the Urban Area; Green Belt adjoining the Urban Area; Green Belt not adjoining the Urban Area	Proposals Map
Greenfield vs PDL	Greenfield; Split greenfield and brownfield; Brownfield	Aerial photo and site visit
Designations	Greenlands; Recreation Areas	Proposals Map
Current land use	Vacant land, vacant building, in use as employment, grassland etc...	Site visit; Aerial photographs; Google maps
Site's characteristics	Characteristics reducing the site's gross area	Aerial photographs, Ordnance Survey maps
Area available for development (Ha)		
Net development area (Ha)	Area available for development less than 0.4ha: 100% of developable area Area available for development between 0.4ha and 2ha: 90% of developable area Area available for development over 2ha: 75% of developable area	Informed by site area
Density	30 dwellings per hectare (or higher for building conversion)	
Yield calculated	Net development area * density	
Yield proposed by applicant	Yield proposed by the applicant / developer	Call for Sites, Planning application, Master Plan

SITE ASSESSMENT		
CRITERIA	COLOUR CODING SCHEME	SOURCE OF INFORMATION
AVAILABILITY		
Land ownership	green if in single ownership amber if in multiple ownership red if unknown ownership	Planning history; Representation received in summer 2015 during the Site Allocations and Development Management Policies; Call for Sites (2016); Letters and emails from developers and landowners; Land registry
Intentions of the landowner	green if landowner willing to deliver residential development in the short term (next 5 years) amber if landowner willing to sell the site or to deliver residential units in the medium to long term red intentions unknown or not willing to release the site	Planning history; Representation received in summer 2015 during the Site Allocations and Development Management Policies; Call for Sites (2016); Letters and emails from developers and landowners
Legal constraints/ownership issues	green no legal or ownership constraints known amber ownership constraints or ransom strip issues that can be resolved in the medium to long term red covenant on the use of the site or other issues constraining the availability of the site for development	Planning history; Representation received in summer 2015 during the Site Allocations and Development Management Policies; Call for Sites (2016); Letters and emails from developers and landowners ; Land registry
SUITABILITY		
Topography and gradients	green if flat site or very gentle slope; amber if gradient present but can be mitigated; red if steep slope gradient prohibiting development	Site visit; Ordnance Survey Contours information
Vehicular access	green good access or adjacent to road; amber access requires improvements; red if existing access is a major constraint and significant new infrastructure is required	Site visit; Ordnance Survey Mastermap; Comments from Highways England and Lancashire County Council on specific sites; Comments from developers
Distance to the strategic road network	green if within 1.5km (approximately 1 mile); amber if between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles); red if greater than 5.5km (approximately 3.5 miles)	Distance measured using MARIO or Mapzone services from Lancashire County Council
Access by public transport	green if high frequency bus service (half hourly or more frequent) within 400m (0.24 miles); amber if medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles); red if no bus services within 400m (0.24 miles)	Distance measured using MARIO or Mapzone services from Lancashire County Council
Access to Primary school	green if access within 500m (0.31 miles); amber if access within 1.5km (approximately 1 mile); red if no access within 1.5km (approximately 1 mile)	Distance measured using MARIO or Mapzone services from Lancashire County Council

Access to Secondary school	green if access within 1.5km (approximately 1 mile); amber if access within 5km (approximately 3 miles); red if no access within 5km (approximately 3 miles)	Distance measured using MARIO or Mapzone services from Lancashire County Council
Access to GP surgery	green if access within 1km (0.6 miles); amber if access within 3km (1.8 miles); red if no access within 3km (1.8 miles)	Distance measured using MARIO or Mapzone services from Lancashire County Council
Access to a local centre or convenience shop	green if access within 500m (0.31 miles); amber if access within 1.5km (approximately 1 mile); red if no access within 1.5km (approximately 1 mile)	Distance measured using MARIO or Mapzone services from Lancashire County Council
Access to a park or play area	green if access within 300m; (0.18 miles) amber if access within 1.5km (approximately 1 mile); red if no access within 1.5km (approximately 1 mile)	Distance measured using MARIO or Mapzone services from Lancashire County Council
Flood risk	green if within Flood Zone 1 or low surface water flood risk; amber if less than 50% of site in Flood Zone 2 or affected by medium surface water flood risk; red if more than 50% of site in Flood Zone 2 or affected by medium surface water flood risk, or if more than 10% of site in Flood Zone 3 or affected by high surface water flood risk	Environment Agency flood risk zones and updated flood map for surface water
Ecological value	green not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas; amber adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site, or Core Area or Stepping Stone areas; red located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas	Lancashire ecological networks; BHS; LGS; SSSI; LNR
Recreational value	green if site has no recreational value; amber if informal use (e.g. dog walking) or Public Rights of Way present; red if site within or contains a park, play area or playing pitch in current use	Site visit; Public Rights of Way (Mapzone)
Heritage Assets	Green site does not contain or adjoin a Listed Building or is not within or adjoins a Conservation Area Amber Site is within or adjoins a Conservation Area Red site contains or adjoins a Listed Building	Conservation Area and Listed Buildings map
Landscape value	green low landscape impact; amber medium landscape impact; red high landscape impact	Landscape Character Types identified on Mapzone; site visit; Lives and landscapes Assessment for Rossendale Borough Council by Penny Bennett Landscape Architects
Land Contamination	green if no known issues; amber if potential contamination issues or known issues but capable of remediation; red if known high risk issues that prohibit development	Contaminated Land map (Planweb), extra information for 49 contaminated sites
Mineral sterilisation	green if within low risk development area;	Coal referral areas (Planweb)

	amber if adjacent to high risk development area; red if entirely within or partly within high risk development areas	
Land instability	green if no known issues; amber if known issues and land engineering works required; red if severe instability issues that prohibit development	Local knowledge, Comments received during consultation, Mine shafts information
Proximity to dangerous structures	green if not within any HSE consultation zones; amber if within outer HSE consultation zones; red if within inner or middle HSE consultation zones	HSE consultation zones and high pressure gas pipeline location
“Bad neighbour”/surrounding uses	green site in residential or retail area; amber site in mixed-use area (employment and residential area); red site in industrial or employment area	Site visit; Ordnance Survey Mastermap; Aerial photographs
Constraints due to utilities infrastructure	red if no known utilities infrastructure on site; amber if presence of utilities infrastructure that can affect development on site; green if presence of utilities infrastructure that will prohibit development	Electricity Lines and Towers from National Grid Electricity Transmission network; United Utilities Assets (2014); UU Wastewater assets on Plan Web shows public sewers and culverts
ACHIEVABILITY		
Extra costs of development	green no extra costs to what is normally required (e.g. planning conditions, affordable housing requirement and planning obligations); amber if some extra costs required; red if significant extra costs required;	Constraints identified earlier; Viability study typology of market area;
Market area	green high value market area (£190 to £210/sqm) amber medium value market area (£170/sqm) red low value market area (£150/sqm)	Market area map from viability study
SUMMARY AND CONCLUSION		
AVAILABILITY SUMMARY	Green available now Amber available in medium to long term Red not available	
SUITABILITY SUMMARY	Green suitable now Amber suitable in medium to long term Red not suitable	
VIABILITY AND ACHIEVABILITY SUMMARY	Green achievable now Amber achievable in medium to long term Red not achievable	

CONCLUSION	Green site is deliverable in the next 5 years Amber site is developable in the medium to long term (within 6 to 10 years, or after 10 years) Red site is not developable or not to be included in the SHLAA	
Lead in time and build out rate	Next 5 years: 6 to 10 years: More than 10 years:	Previous delivery of sites, information from developers

Appendix E – Site Assessments

Please see separate [document](#).